

**£285,000**

**Salisbury Road**

Southall, UB2 5RD





## PROPERTY SUMMARY

Situated on the fourth floor of a modern development, this impressive one double bedroom apartment offers contemporary living in a highly convenient West London location. Ideal for first time buyers or investors, the apartment combines bright, spacious accommodation with excellent transport connections.

The apartment offers a generous open plan reception & dining room creating a versatile space for both relaxing and entertaining. The private balcony provides an ideal spot to enjoy morning coffee or unwind after a long day. The separate fitted kitchen is well laid out with ample worktop and storage space. The spacious double bedroom benefits from excellent proportions, comfortably accommodating a king size bed and additional furniture, while the modern bathroom is finished in a clean contemporary style. A useful hallway storage cupboard adds valuable practicality.

This apartment offers a well balanced layout with plenty of natural light throughout. An excellent position for commuters and those looking to benefit from the area's ongoing regeneration.

Tenure: Leasehold; 118 Years  
Annual Service Charge: £2108.40  
Annual Ground Rent: £250.00

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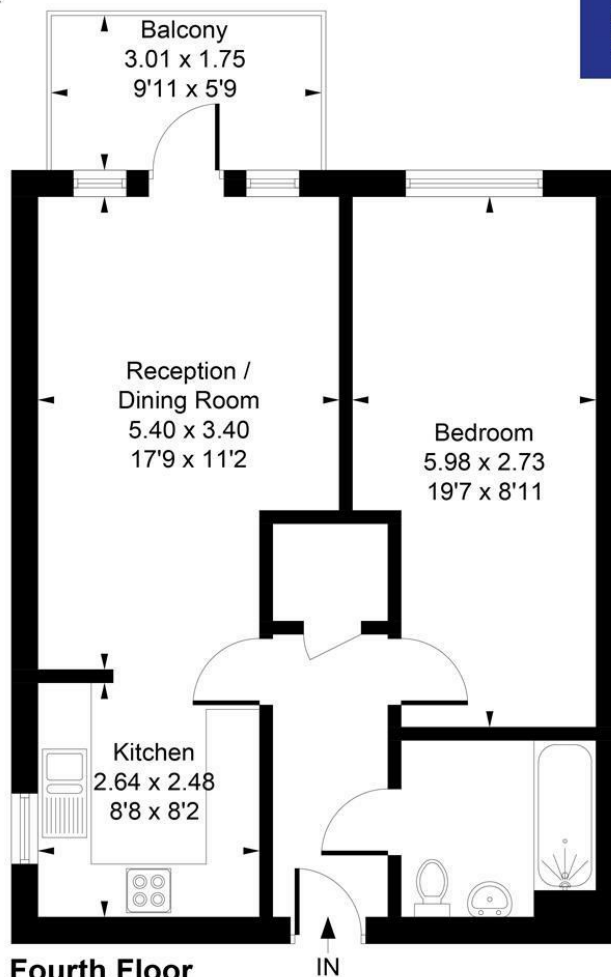








Approximate Gross Internal Area  
51.68 sq m / 556 sq ft



**Fourth Floor**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement.  
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
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## LOCAL AUTHORITY

Ealing

## TENURE

Leasehold

## COUNCIL TAX BAND

C

## VIEWINGS

By prior appointment only

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   | 88      | 88        |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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